

Central Colorado Springs Office For Lease

4794 AUSTIN BLUFFS PKWY, COLORADO SPRINGS, COLORADO 80918

PRICE REDUCED!



Overview

4794 Austin Bluffs Parkway presents an excellent opportunity for professional office user seeking a highly visible location in central Colorado Springs. The property benefits from strong traffic counts along Austin Bluffs Parkway and convenient access to Academy Boulevard, Union Boulevard, and Interstate 25.

This well-positioned building offers functional office layouts suitable for a variety of professional uses including medical, counseling, insurance, legal, or general office users. The surrounding area features a strong mix of residential neighborhoods, retail amenities, and established businesses, providing excellent accessibility for both clients and employees.

The property's central location allows quick connectivity to the University Village area, UCCS, and major commercial corridors throughout Colorado Springs.

Lease Rate Breakdown: \$18.79 SF/YR + (\$12.01 SF/YR NNN) = \$2,600/Month

Highlights

- High-Visibility Office or Medical Space on Austin Bluffs Pkwy
- Strong daily traffic and visibility
- Easy access to Academy Blvd, Union Blvd, and I-25
- Ideal for professional office or medical users
- Centrally located within Colorado Springs
- Close to retail, restaurants, and residential neighborhoods

Property Details

Lease Rate

- \$23.00 SF/YR (NNN)
- **\$18.79 SF/YR (NNN)**

Lot Size

- 0.23 Acres

Zoning

- C-2 CAD-O

NNN Rate

- \$12.00 SF/YR

Space Available

- 1,013 SF

Building Size

- 1,013 SF

Rev: September 4, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Guy Cox

C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Steve Leigh

C: 719.338.4470
O: 719.630.2277
Steve@HoffLeigh.com



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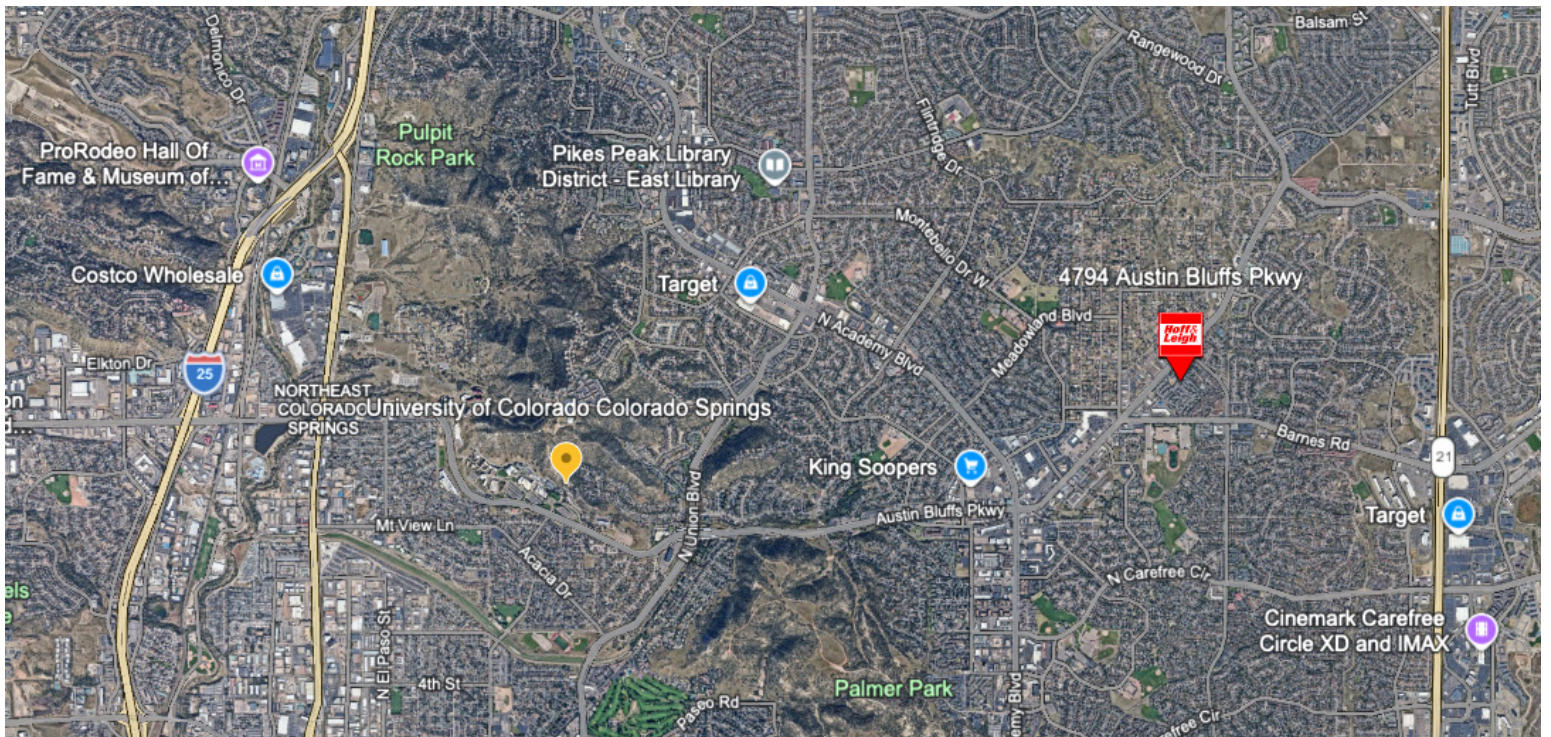
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